

IMMOKALEE LOOP

Panthers could delay I-75 bypass

Conservation Commission worries
proposed road from Alligator Alley
to State Road 82 near Fort Myers
would disturb panther habitat

By JOHN HENDERSON
jhenderson@naplesnews.com

Road planners are concerned an Interstate 75
bypass through Lee and Collier counties that
would loop around Immokalee might be delayed
as wildlife officials are raising
concern that the new
road would dis-

SR 29 Dispute Resolution

ETDM Dispute Resolution Process

Gwen Pipkin, FDOT District One
Frank Kalpakis, URS Corporation
Tammy Vrana, URS Corporation

District One ETDM ETAT Meeting
September 11, 2006

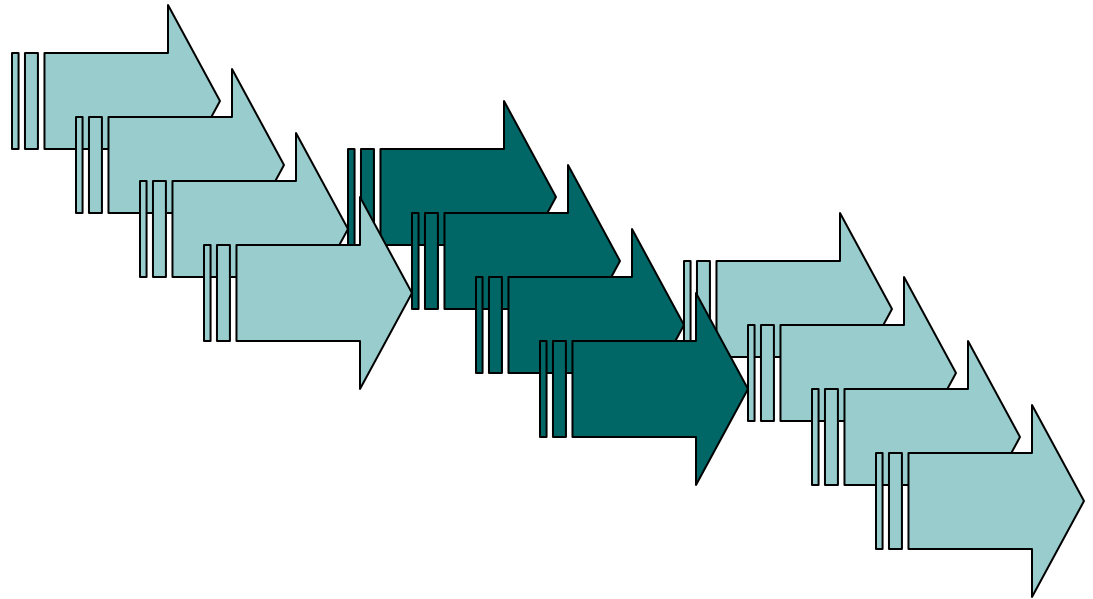


Dispute Snapshot

- Project: SR 29 (Collier)
- ETDM Phase: Programming
- Dispute Issue: Panther habitat
- ETAT Dispute Resolution Subteam:
 - USFWS (disputing agency)
 - Collier County MPO (planning agency)
 - FDOT District One (lead agency)
- Status: Coordination on-going

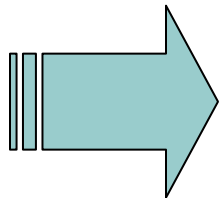
ETDM Dispute Resolution Process

Overview



ETDM Dispute Resolution Process

- Established in 2001
- MOU signed by 23 agencies
- Primary goal...



...To resolve conflicts early and locally at agency staff level.

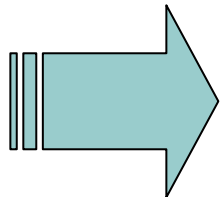


Triggers for Dispute Resolution

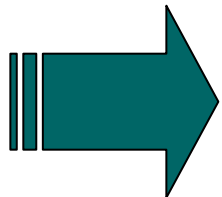
- Project is contrary to:
 - Goals/policies of the state
 - State/federal resource agency's program, plan or initiative
- Project cannot be permitted
- Project has significant environmental cost:
 - Funding
 - Environmental impacts
 - Quality of life
- Project is inconsistent with comp plan

Project Description

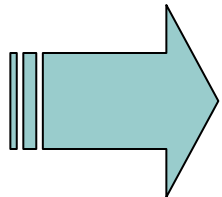
- SR 29 from Oil Well Road to SR 82
- Three Alternatives:



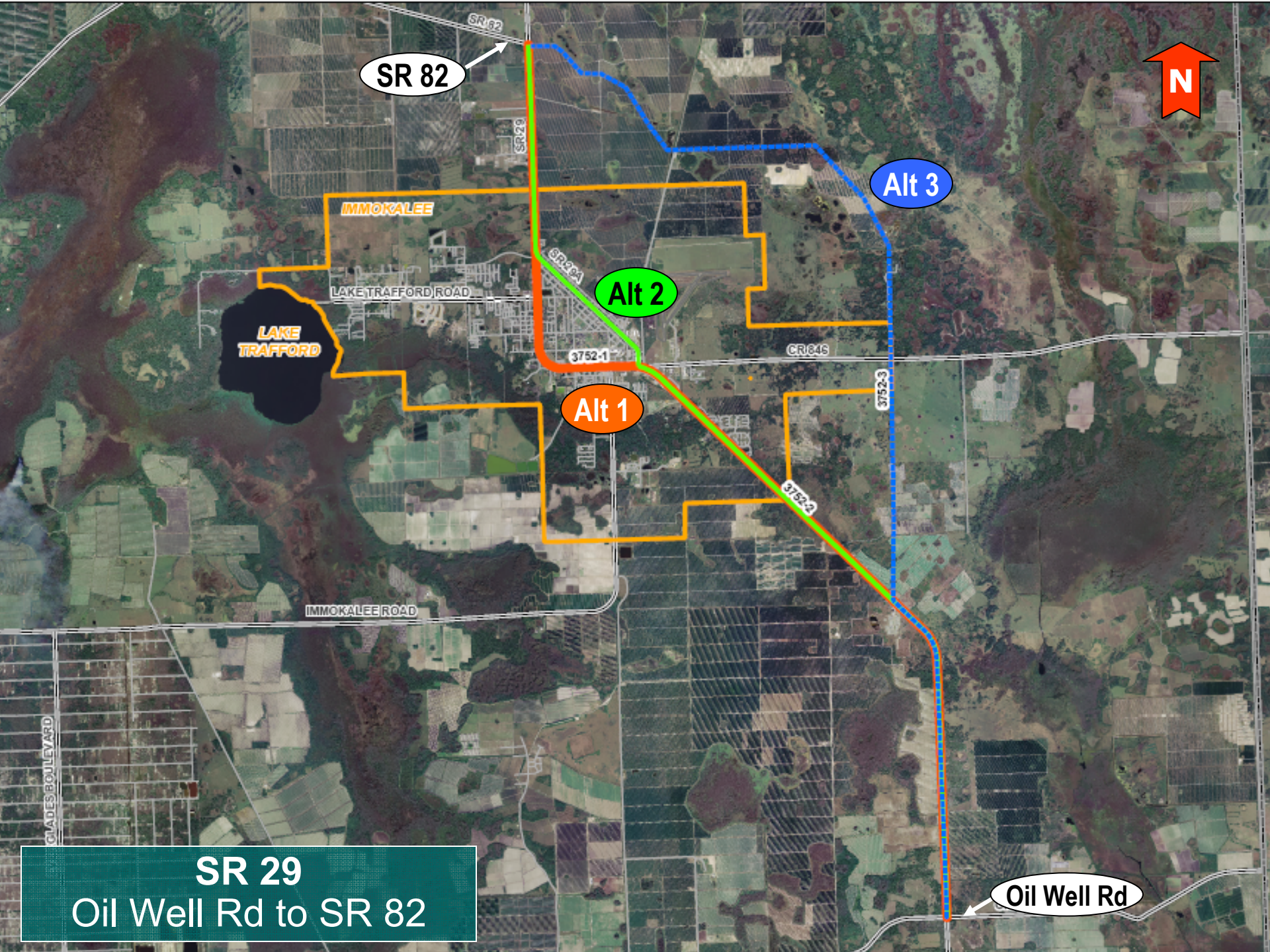
Alternative 1 – Add 2 lanes



Alternative 2 – Add 2 lanes



Alternative 3 – New 4 lane alignment



SR 82

N

Alt 3

Alt 2

Alt 1

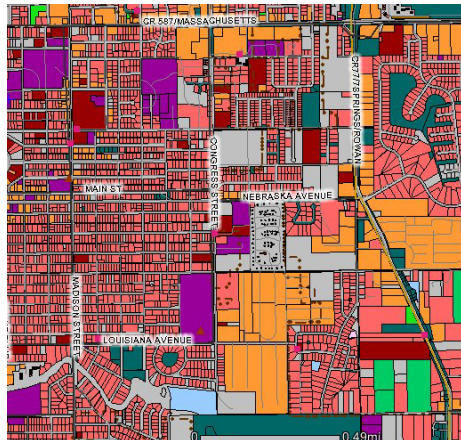
SR 29

Oil Well Rd to SR 82

Oil Well Rd

Project Purpose & Need

- Population & employment growth
- Approved development
- Regional connectivity
- Hurricane evacuation



Potential Project Effects

“Significant major adverse impacts”
to the endangered Florida panther

- Direct effects:

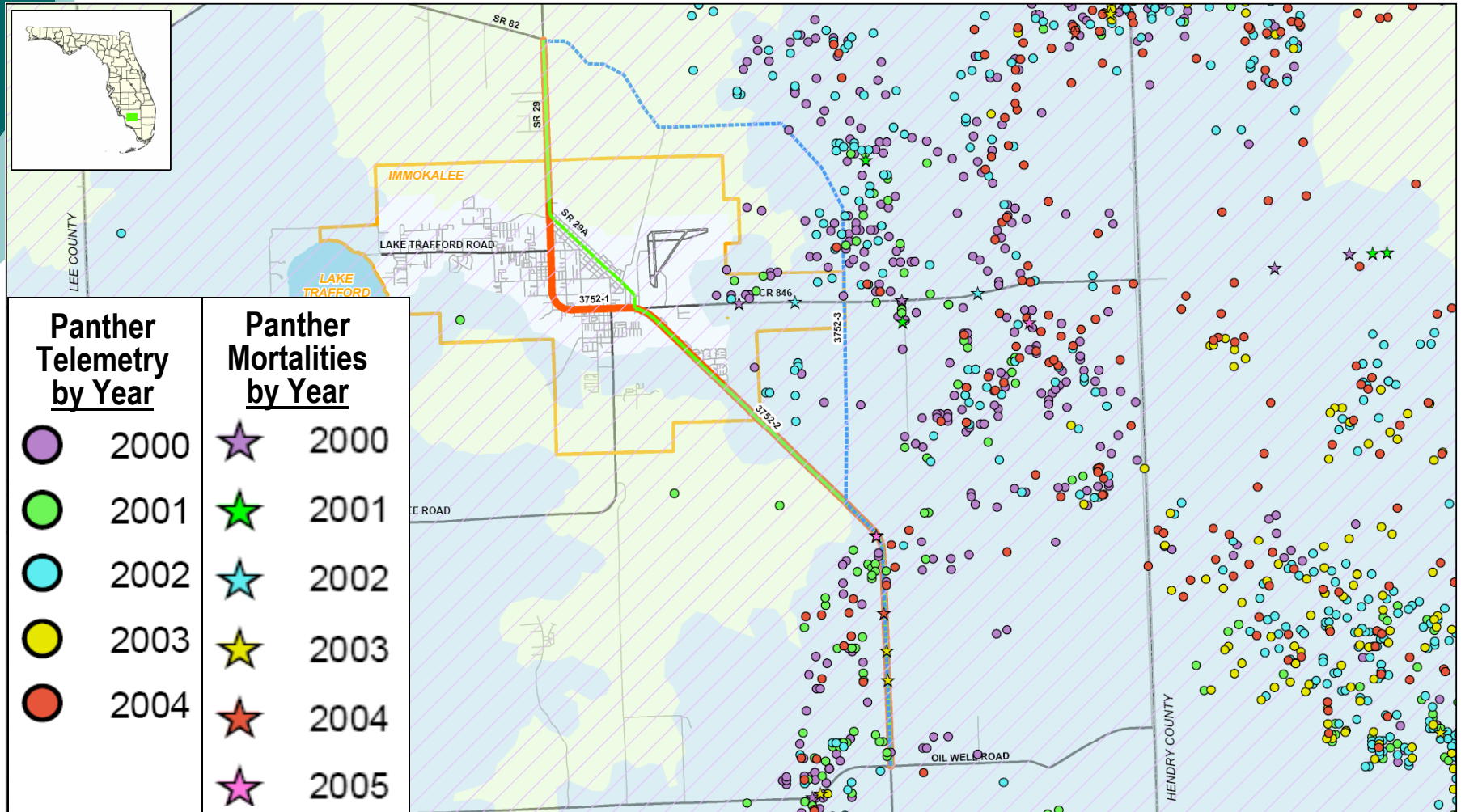
- Increased vehicle collisions/mortalities

- Indirect effects:

- Induced development within panther habitat



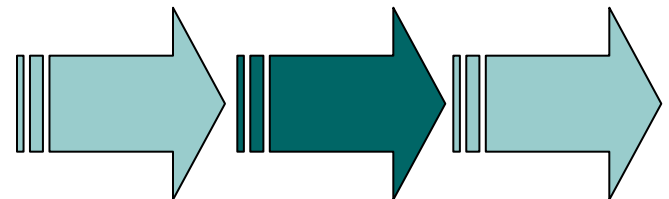
Panther Habitat & Telemetry





Support Information for *DR* Process

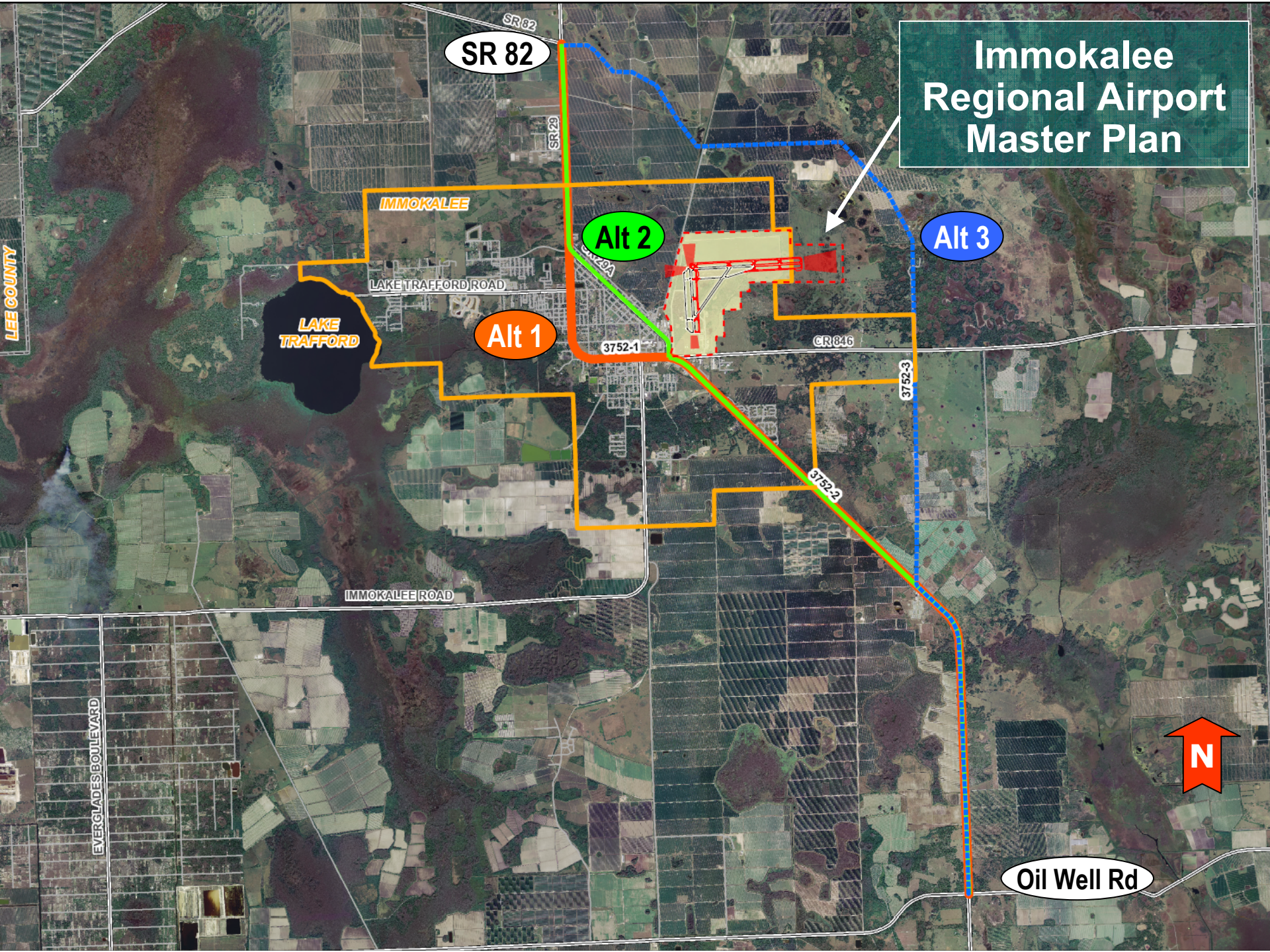
- Existing conditions analysis
- Local regulatory framework
 - Rural Lands Stewardship Area Program
- Preliminary findings/strategies to address issues



Existing Conditions Analysis

- Special designations:
 - USFWS Florida Panther Core Habitat Area
 - Area of Critical State Concern (ACSC)
- Rural land use pattern
- Large parcel property ownership
- Approved major developments
 - Town of Ave Maria DRI
 - Planned Developments (16)
- Immokalee Airport
 - Proposed runway extension





Immokalee Regional Airport Master Plan

SR 82

Alt 2

Alt 3

Alt 1

LAKE
TRAFFORD

IMMOKALEE

LAKE TRAFFORD ROAD

IMMOKALEE ROAD

EVERGLADES BOULEVARD

3752-1

CR 846

3752-3

3752-2

Oil Well Rd

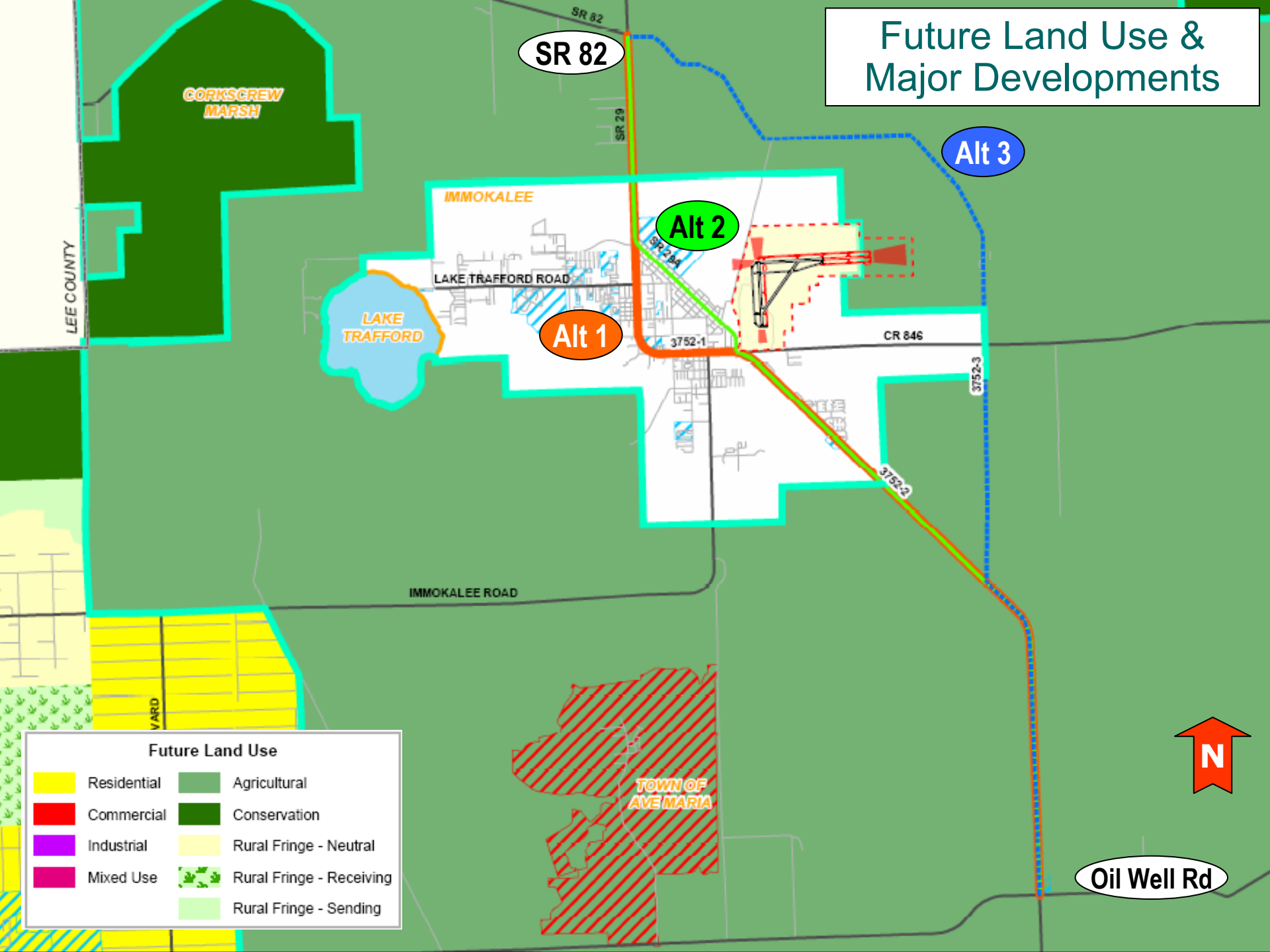




Local Regulatory Framework

- Future Land Use Map (FLUM)
 - Ag/Rural designation (1 unit/5 acres)
- Immokalee Area Master Plan
 - Urban designations
- Land Development Code
 - Big Cypress ACSC
- Utility Service Areas
- Rural Lands Stewardship Area Program

Future Land Use & Major Developments



LEE COUNTY

SR 82

SR 29

Alt 3

IMMOKALEE

LAKE TRAFFORD ROAD

LAKE TRAFFORD

Alt 2

Alt 1

SR 29A

3752-1

CR 846

3752-3

3752-2

IMMOKALEE ROAD

LADES BOULEVARD



Collier County
Utility Service Areas

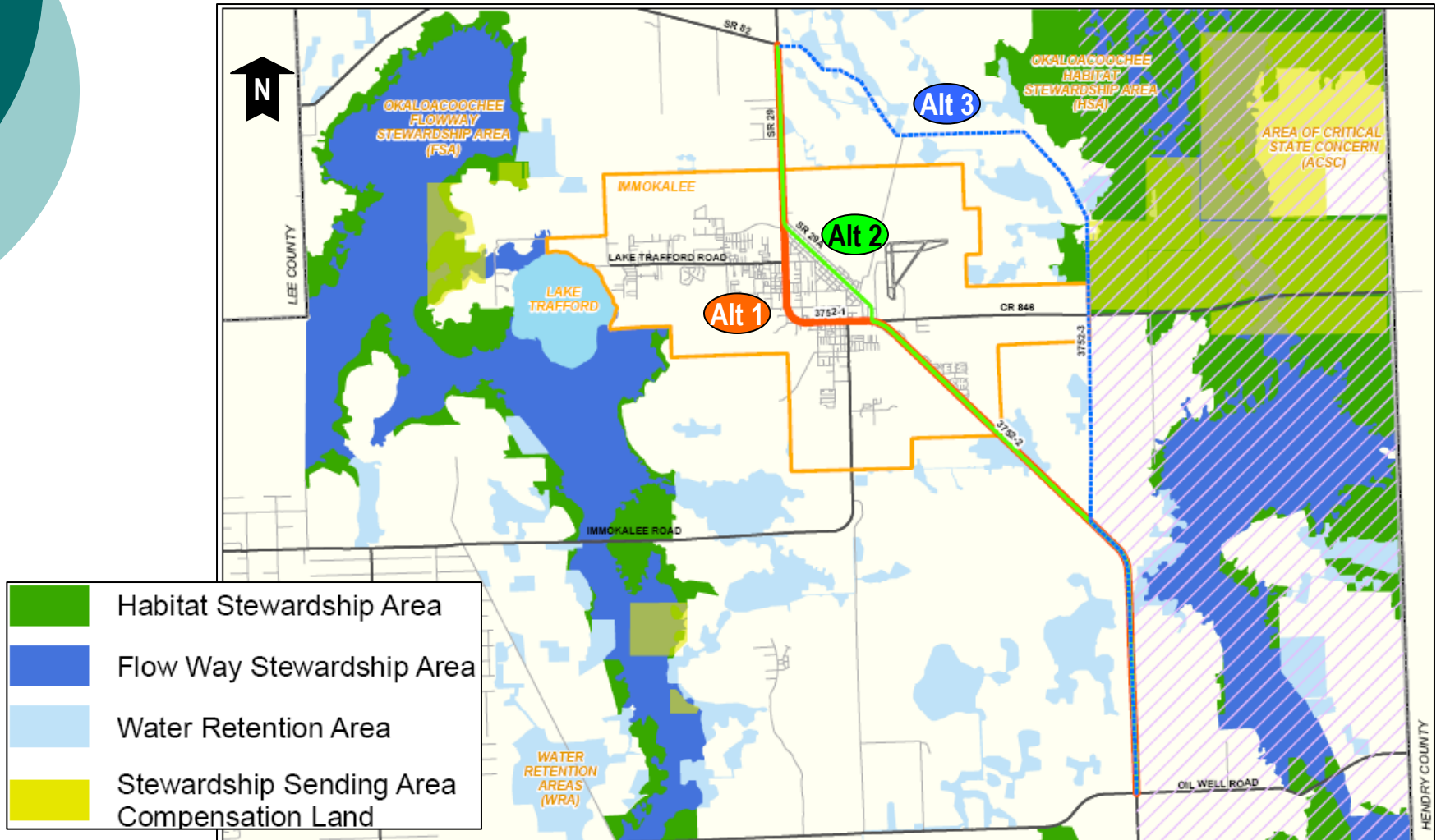
Oil Well Rd



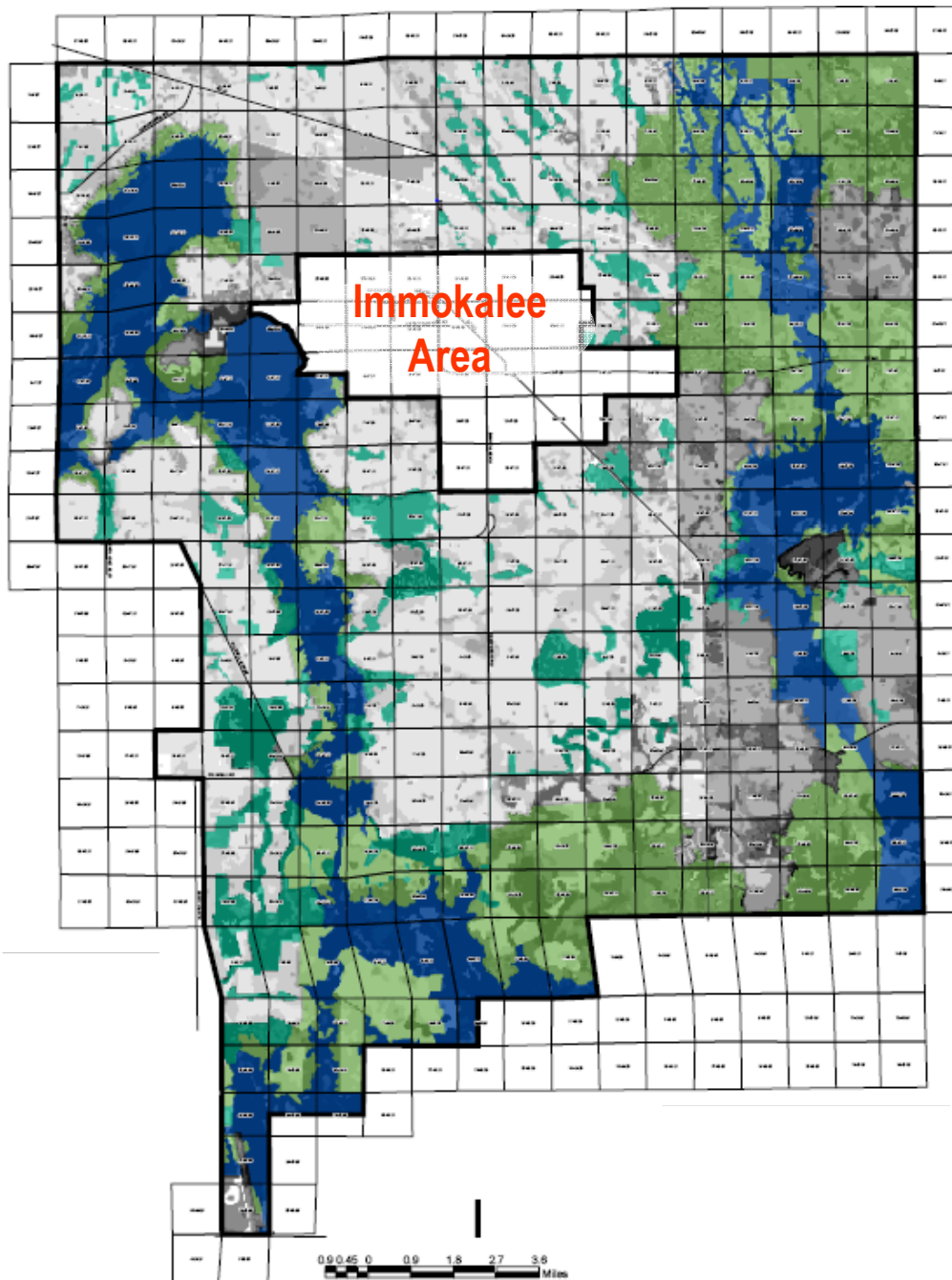
Rural Lands Stewardship Area Program

- Transfer of development rights
 - Credits for environmental value & entitlements
- Voluntary (incentive-based)
 - No FLUM changes w/o program participation
- Accommodation of 2025 pop. on 17K acres vs. 180K acres
- 90K+ acres protected currently

Rural Lands Stewardship Area

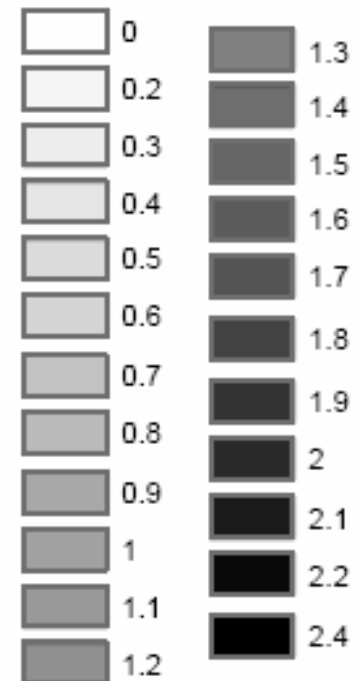


Rural Lands Stewardship Area

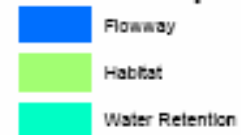


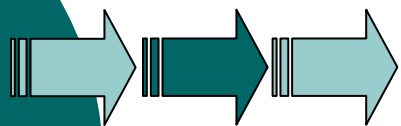
Legend

Index Value



Stewardship Area Type





Preliminary Findings/Strategies

- Existing/future land use controls to protect resources
- Rural Lands Stewardship Area Program:
 - Protects “SSA” lands in perpetuity
 - Landowners are participating
 - Utilities expansion restricted to “SRAs”
- Large parcel ownership increases probability of agreements (e.g., CAMP)
- Under either scenario, new development would trigger consultation with USFWS (Endangered Species Act)



Dispute Resolution Coordination

- Affected agencies & stakeholders:
 - USFWS
 - Collier County MPO
 - FDOT
 - Landowners
- Coordination meetings
 - Report preliminary findings
 - Identify opportunities
- Find common ground
- Formalize resolution strategies

Desired Results



Project strategies responsive to:

- Wildlife / habitat preservation
- Mobility needs



SR 29 Dispute Resolution

ETDM Dispute Resolution Process

~ Questions ~

District One ETDM ETAT Meeting
September 11, 2006